

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for August 2, 2006 PLANNING COMMISSION MEETING

PROJECT #: Special Permit #06042

PROPOSAL: Construct a rectory for Saint Patrick's Catholic Church for up to six residents.

LOCATION: Southeast corner of North 61st and Morrill Streets.

LAND AREA: 14,200 square feet, more or less.

CONCLUSION: This request complies with the zoning ordinance requirements.

RECOMMENDATION:	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 5 and 6, Block 61, Havelock, located in the NW1/4 of Section 9 T10N R7E, Lancaster County, Nebraska.

EXISTING LAND USE AND ZONING: Single-family dwelling R-4 Residential

SURROUNDING LAND USE AND ZONING:

North:	St. Patrick's Catholic Church	O-3 Office Park
South:	Single-family dwelling	R-4 Residential
East:	Single-family dwelling	R-4 Residential
West:	Single-family dwelling	R-4 Residential

HISTORY:

May 1979 The zoning for this area changed from B Two-Family Dwelling to R-4 Residential as part of the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan designates this area as Urban Residential. (F 25)

Urban Residential: Multi-family and single-family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (F 27)

ANALYSIS:

1. This is a request for a special permit to construct a rectory for Saint Patrick's Catholic Church for up to six residents.

2. LCM §27.63.090 provides conditions under which this permit may be granted:

a. **The dwelling shall be a single housekeeping unit.**

A single housekeeping unit is generally understood to be a dwelling unit with a single kitchen, shared common spaces (such as dining and living areas), and private bedrooms, much like a typical single-family dwelling. This is a condition of approval.

b. **Parking shall be in conformance with Chapter 27.67.**

The parking requirement is 1 space for every 3 residents; with 6 residents, this facility must provide 2 parking spaces. The plan shows three parking spaces in a garage, and three others on a driveway. Parking in the front yard is allowed in the R-4 district, but vehicle stacking is only allowed for single- and two-family dwellings and not for this special use. Therefore, only 3 of the parking spaces counts towards the requirement.

c. **The maximum number of members occupying such a facility shall not exceed the following ratios between the resident and the lot area; R-4, 1 resident/1,000 square feet.**

With 14,200 square feet of lot area, this facility can be approved to house up to 14 residents. Applicant has proposed only 6 residents at this time.

3. Up to 9 residents can be approved, since the parking requirement is met for that number of residents. Understanding that there may be times when guests reside here for extended periods, approving 9 would allow the Applicant flexibility to accommodate those guests without having to apply for an amendment to their plan. Should Applicant desire to expand occupancy to the maximum allowable occupancy (14 residents), a new application and public hearing would be required.
4. No City departments have objected to this application.
5. Since this represents new construction of a primary structure, the Neighborhood Design Standards will apply.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. This approval permits a residence for members of a religious order with up to 9 residents.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the dwelling, all development and construction is to comply with the approved plans.
 - 2.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 2.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 2.4 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

DATE: July 20, 2006

**Applicants,
and
Owners:** Saint Patrick's Church
6126 Morrill Avenue
Lincoln, NE 68507
402.466.2725

Richard and Sandra Hosek
3901 North 42nd Street
Lincoln, NE 68504
402.464.9648

Contact: Frontier General Contractors
John Brummer
720 Sunset Blvd.
Palmyra, NE 68418
402.780.2100



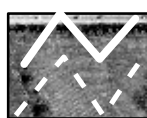
2005 aerial

Special Permit #06042 N 61st St & Morrill Ave

Zoning:

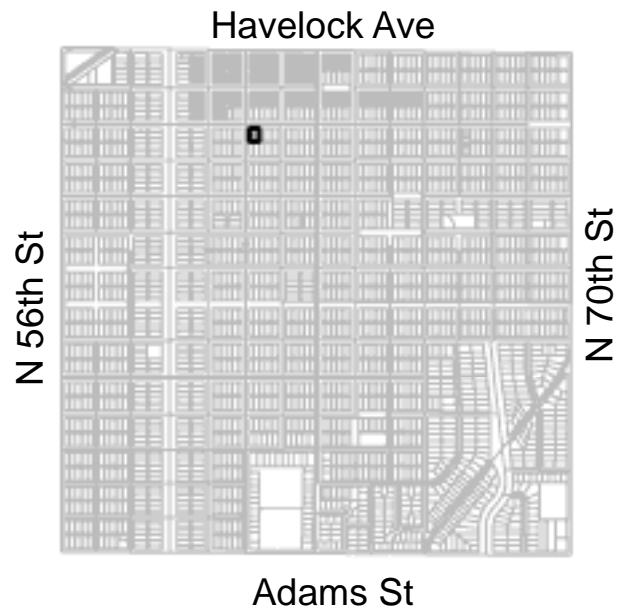
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

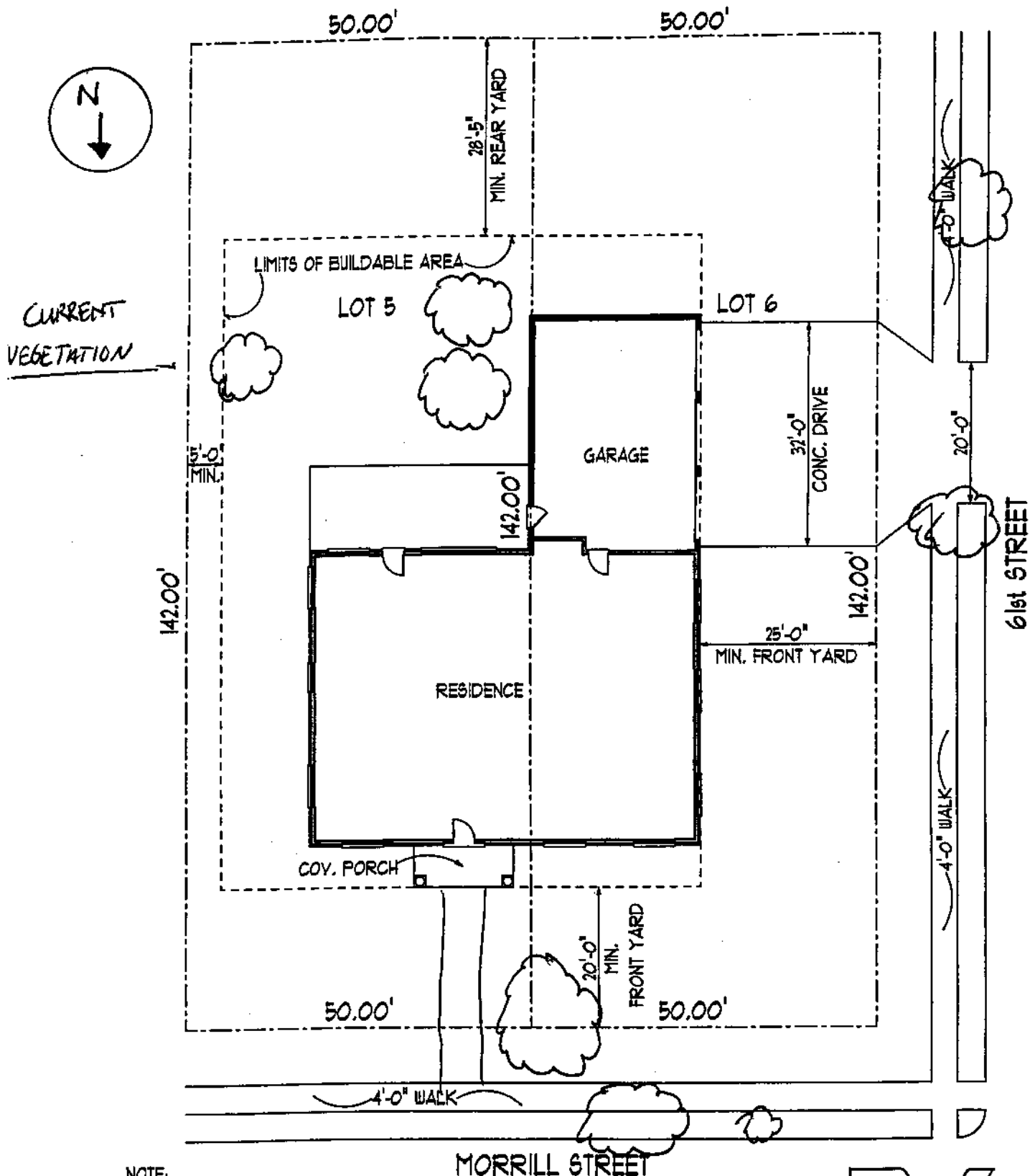
One Square Mile
Sec. 09 T10N R07E



Zoning Jurisdiction Lines

City Limit Jurisdiction





NOTE:
BUILDING MAY BE LOCATED
ANYWHERE WITHIN BUILDABLE
AREA OF LOT.

LEGAL:

HAVELOCK

ADDITION

LOT #5 & 6

BLOCK #61

PLOT PLAN
SCALE: 1" = 20'-0"

FRONTIER GENERAL CONTRACTORS, LLC

NY07206

NV INC.

NEW VENTURES
Custom Home Design

The Trade Center
6031 South 58th Street, Suite C
Lincoln, NE 68516
Phone: 420-0088
Fax: 420-0089

June 19, 2006

Greg Czaplewshi
City of Lincoln Planning Department
555 South 10th St.
Lincoln, NE 68508

Dear Greg,

We were hired by St. Patrick's Catholic Church to construct a new 4671 sq. ft., three car garage rectory on the property Lots 5 & 6 Block 61 Havelock Addition. Upon a Planning Department and Building and Safety meeting we were requested to apply for a special permit, 27.63.090. The rectory is designed to have a maximum of 6 residents and 1 daily secretary which will comply with R-4 ratio of 1 resident/1,000 square feet and have 6 parking stalls which meets the 1 parking stall per 3 people chapter 27.67 conformance. We have attached 12 copies of this cover letter and 12 copies of the proposed plot plan. If you have any questions please call 780-2100.

Sincerely,

John Brummer
Member

CC. Father David Hitz
St. Patrick's Catholic Church





Status of Review: FYI

07/05/2006 8:41:51 AM

Reviewed By Building & Safety

Terry Kathe

Comments: Only 3 parking spaces shown. Only single family and two family dwellings are allowed parking in the front yard. Applicant states 6 parking spaces are shown(this is incorrect)

Status of Review: Approved

07/05/2006 10:07:55 AM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Greg Czaplewski DATE: July 5, 2006

DEPARTMENT: Planning FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: ST Patrick's Church

EH Administration SP #06042

The Lincoln-Lancaster County Health Department has reviewed the special permit application and does not object to approval of this application.

Status of Review: Complete

Reviewed By Planning Department

RAY HILL

Comments:

Status of Review: Active

Reviewed By Planning Department

GREG CZAPLEWSKI

Comments:

Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

Status of Review: **Approved**

07/19/2006 10:28:59 AM

Reviewed By **Public Works - Development Services**

NCSGSC

Comments: The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Saint Patrick's Church Special Permit #06042 to construct a six resident rectory and three stall garage on the property located on the southeast corner of 61st and Morrill Avenue. Public Works has no objections.
